

056.A

0015

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

170,000 / 170,000

USE VALUE:

170,000 / 170,000

ASSESSED:

170,000 / 170,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FEENEY SULLIVAN KATE/BRIAN -

Owner 2: TR/ 50 BEVERLY RD TRUST -

Street 1: 50 BEVERLY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 15.																									
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																												
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																												
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																												
Prime Wall: 7	- Brick			A HBth: 1	Rating:																												
Sec Wall: 1	%			OthrFix: 1	Rating:																												
Roof Struct: 2	- Hip			OTHER FEATURES																													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1 Level FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower Totals RMS: 2 BRs: 1 Baths: 1 HB: 0																									
Color: BRICK				A Kits: 1	Rating:																												
View / Desir: B	- FAIR-			Fpl: 0	Rating: Average																												
GENERAL INFORMATION				WSFlue: 1	Rating:																												
Grade: C	- Average			CONDOS INFORMATION																													
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear																												
Alt LUC:	Alt %:			Total Units: 1																													
Jurisdict:	Fact: .			Floor: 1	- 1st Floor																												
Const Mod:				% Own: 0.552500010				REMODELING				RES BREAKDOWN																					
Lump Sum Adj:				Name: 24 - 6039				Exterior: No Unit RMS BRS FL Interior: 1 2 1 0 Additions: Kitchen: Baths: Plumbing: Electric: Heating: General: Totals 1 2 1																									
INTERIOR INFORMATION				DEPRECIATION																													
Avg Ht/FL: STD				Phys Cond: AV	- Average											30. %																	
Prim Int Wall: 2	- Plaster			Functional: 1												0																	
Sec Int Wall: 1	%			Economic: 1												0																	
Partition: T	- Typical			Special: 1												0																	
Prim Floors: 4	- Carpet			Override: 1												0																	
Sec Floors: 1	%			Total: 30.6	%											0																	
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL																					
				Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten												
				Basic \$ / SQ:	320.00	Size Adj:	2.14383554	Const Adj:	0.84814721	Adj \$ / SQ:	581.852	Other Features:	32628	Grade Factor:	1.00	NBHD Inf:	1.00000000	GLA	Gross Liv Ar	365	581.850	212,376											
				LUC Factor:	1.00	Adj Total:	245004	Juris. Factor:		Before Depr:	581.85	Depreciation:	74971	Final Total:	170000	Val/Su Net:	465.75	Final Total:	170000	Val/Su SzAd:	465.75	Net Sketched Area:	365	Total:	212,376								
				NBHD Mod:				Special Features:	0	Val/Su Net:	465.75	Depreciated Total:	170033					Size Ad	365	Gross Are	365	FinArea	365										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				IMAGE				AssessPro Patriot Properties, Inc																
SPEC FEATURES/YARD ITEMS								056.A-0015-0003.0																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																
More: N	Total Yard Items:				Total Special Features:				Total:																								